



# City of Norman, OK

Municipal Building  
Council Chambers  
201 West Gray  
Norman, OK 73069

## Master

**File Number:** RPT-1920-7

**File ID:** RPT-1920-7

**Type:** Communication or Report

**Status:** Consent Item

**Version:** 1

**Reference:** Item 9

**In Control:** City Council

**Department:** City Clerk Department

**Cost:**

**File Created:** 07/16/2019

**File Name:** City Manager's Change Order Report

**Final Action:**

**Title:** SUBMISSION AND ACKNOWLEDGING RECEIPT OF THE CITY MANAGER'S CHANGE ORDER REPORT AND DIRECTING THE FILING THEREOF.

**Notes:** ACTION NEEDED: Motion to acknowledge receipt of the report and direct the filing thereof.

ACTION TAKEN: \_\_\_\_\_

**Agenda Date:** 07/23/2019

**Agenda Number:** 9

**Attachments:** Change Order 18- Central Library

**Project Manager:** Brenda Hall, City Clerk

**Entered by:** ellen.usry@normanok.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File RPT-1920-7

Body

**INFORMATION:** City Council, in its meeting of November, 8, 2011, adopted Resolution R-1112-55 delegating administrative authority to the City Manager or his designee, at his discretion, to approve change order requests that result in adjustments up to forty thousand dollars (\$40,000) or 10% of any contract, whichever is less. The resolution also required that the administrative approvals of change orders be reported to the City Council with the City Manager's Weekly Report at the next regularly scheduled Council meeting and then filed with the original contract in the permanent records of the City Clerk.

**DISCUSSION:** Contract K-1617-83 with Flintco, L.L.C., for the Central Library Project in the amount of \$25,858,000 was approved by City Council on April 19, 2017. There have been thirteen change orders approved by the City Manager. They are as follows:

- Change Order No. 1 in the amount of \$36,033 was approved by the City Manager on August 29, 2017, providing additional pier depth drilling, concrete, reinforcement, and labor and adding three (3) calendar days to the contract.
- Change Order No. 2 in the amount of \$33,245 was approved by the City Manager on October 9, 2017 as a result of changes to electrical, fire suppression, steel and geothermal wellfield pump locations due to the relocation of the City's new fiber optic line feed into the east side of the building, adjustment of geothermal well depths and layout, and relocation of the backflow preventer. Seven (7) weather delay days are also requested by the contractor due to wet weather conditions at the site.
- Change Order No. 3 in the amount of \$31,302 was approved by the City Manager on November 28, 2017. This change order included the relocation of a generator connection needed for temporary generator service for future emergency power, if needed. Pumping of stormwater from the site was also needed due to the ongoing work still pending for the James Garner Intersection Project. Steel reinforcements for decorative concrete were added to replace fiber mesh in the plaza area. An additional seven (7) weather days were needed due to wet weather conditions at the site.
- Change Order No. 4 in the amount of \$36,588 was approved by the City Manager on January 15, 2018. This change order is necessary because of changes incurred related to adjustments in locations, product/construction clarifications, and associated work for structural steel joist adjustments, mechanical system and electrical panel board revisions, and adjustments to landscaping and plumbing fixtures. The total contract amount after all change order is increased to \$25,995,168.
- Change Order No. 5 increasing the contract amount by \$22,088 was approved by the City Manager on February 28, 2018. This change order was necessitated by field changes incurred for a number of items related to structural steel column lengths, a change in electrical boxes due to discontinuation of specified model, added light pole elements to accommodate future security camera placement, additional electrical work to accommodate the 24-hour library, additional bracing for the sail shade at the third floor balcony area. One (1) weather delay day was requested by the contractor and approved for this Change Order due to high winds that affected the placement of structural steel and associated work on the 2nd and 3rd stories.
- Change Order No. 6 increasing the contract amount by \$21,602 was approved by the City Manager on April 17, 2018. Change Order No. Six included additional work associated for structural steel joist adjustments, mechanical system revisions, electrical panel board revisions, landscape adjustments, and plumbing fixtures.
- Change Order No. 7 in the amount of \$23,717 was approved by the City Manager on June 18, 2018. The change order provided protective metal panels for recessed lights in the north covered walkway, millwork revisions for self-check kiosks, transition strips for air barrier/weather barrier on building exterior; additional bike racks added for LEED certification points; and sheet and brick revisions for exterior and interior elements of the building.
- Change Order No. 8 was approved by the City Manager on July 31, 2018, in the

amount of \$25,052. The change order provided protective metal panels for slab cutting for Central Library curtain wall system; roofing work related to the moisture dam for the curtain wall system; work related to the ladder clearance for elevator pit; steel tariff impacts for steel in the underfloor system slab; brick support for transition areas in the staff lounge area to the curtain wall on the third floor to ensure structural integrity; addition of fire-rated fabric in children's area alcoves for fire rating requirements and revision to the add TPO roofing material to the roof parapet area to ensure warranty is maintained.

- Change Order No. 9 in the amount of \$33,554 was approved by the City Manager on August 14, 2018. The change order provided for coordination and work associated with building modifications needed for the building structural elements for the Public Art piece, revisions needed to the steel structure for third-level skylight, stormwater pumping during the project needed due to a lack of stormwater piping during the course of the project (now resolved with the stormwater pipe installed as part of the James Garner Avenue Intersection project), and additional added concrete pedestals to ensure structural stability of restroom elements on Levels 2 & 3.
- Change Order No. 10 in the amount of \$39,344 was approved by the City Manager on October 26, 2018. This change order allowed for modifications to accommodate the building code for lighting on the north covered walkway, provided a credit due to a modification in wall painting, added a sealant addition to ensure air seal for the access floor plenum to increase air distribution and system integrity, provided for inclusion of gyp board to accommodate building code near the elevator ledge, 5) increased amperage for a dryer in the building, made modifications to the roof slope to ensure proper roof drainage to roof drains and scuppers, and provided for a revision to the mezzanine ladder to access the mechanical room
- Change Order No. 11 in the amount of \$277,289 was approved by City Council on November 13, 2018... This change order added the fabrication and installation of the art piece of the project. The public art portion of the contract is to be paid from the public art allocation in the NORMAN FORWARD Sales Tax Fund.
- Change Order No. 12 increasing the contract by \$33,924 for a revised contract amount of \$26,471,738 was signed by the City Manager on December 28, 2018. This change order provided relocation of an exhaust fan in the mechanical room for improved maintenance access; stem wall modifications to ensure a sealed floor in the staff room; improved durability of elevator thresholds; work and materials to increase efficiency of underfloor distribution system; addition of digital locks in library areas; relocation of electric floor boxes for furniture accommodations; reroute of ventilation pipe in selected areas; adjustments to recess lighting in children's area; additional work for the parking lot connection to roadways; and additional steel backup for finish installation at the north vestibule column.
- Change Order No. 13 increasing the contract amount by \$39,756 was signed by the Interim City Manager on February 14, 2019. The change order included modifications to the glass decorative railing around the central monument stair related to fire safety. This change is required to accommodate code safety elements deemed necessary by the code official and building inspector. The revised contract amount is \$26,461,493.
- Change Order No. 14 in the amount of \$39,843 was approved by the Interim City

Manager on March 27, 2019. This Change Order included a millwork piece that was contemplated during the design phase and the budget for the project included a line item allowance for this piece of millwork. After consideration of value engineering options, the original design was used and funds have been transferred from the project account to pay the costs.

- Change Order No. 15 in the amount of \$39,638 was approved by the Interim City Manager on April 23, 2019. This Change Order included miscellaneous revisions to interior and site drainage/parking lot items. These items included ventilation and support system changes for the Pioneer Library System's "Maker Space Equipment", enhanced paint coverage and work needed for ceiling grid covers, additional enhancements to areas in the building for future manned lift systems utilized for maintenance, parking lot drainage swale and paint revisions, and additional work needed for roller shades and other window details. The total amount of the contract after this change order is \$26,540,974.
- Change Order No. 16 in the amount of \$39,248 was approved by the Interim City Manager on May 16, 2019. This Change Order provided for installation of six lights on Legacy Trail that were removed as part of the James Garner Intersection/Library construction project. This change order increased the contract amount to \$26,630,222
- Change Order No. 17 increasing the contract amount by \$39,955 was approved by the Interim City Manager on June 6, 2019. This change order provided revisions to the plaza site for drainage; additional aggregate to assist in the sidewalk installation for the James Garner Avenue project; light fixture revisions; door closer conditions; interior wall revisions to ensure proper treatment of the wood; and a shelving addition. The total contract amount after Change Order 17 is \$26,670,177.

The Interim City Manager signed Change Order No. 18 on July 11, 2019. This change order increases the contract amount by \$37,546 and largely relate to operator changes and site changes related to landscaping and architectural details. The contract total after Change Order No. 18 is \$26,707,703. This change order has been reviewed and is being recommended by the project architect, Meyers, Scherer and Rockcastle, Ltd. (MSR) and has been further reviewed and recommended by the NORMAN FORWARD program management firm, ADG.